

Limited Sources Justification – Lincoln, Nebraska

Upon the basis of the following justification, I hereby approve the issuance of the contractual action described below using other than full and open competition, pursuant to the authority cited herein.

1. Contracting Activity:

Department of Veterans Affairs (VA)
Office of Construction & Facilities Management (CFM)
425 I Street
Washington, D.C. 20001

2. Nature of Action Being Approved:

This is a sole source, firm fixed priced follow-on acquisition to allow continual transactional support services to VA's Office of Asset Enterprise Management (OAEM) for the remainder of the development process until Lease Execution for the Lincoln Medical Center, Lincoln, NE. This contract has been awarded to: Interior Systems, Inc., 1201 15th St NW, Washington DC 20005. The period of performance shall not exceed two years from date of award or until Lease Execution but not to exceed two years.

3. Description of Services and Supplies:

The purpose of this contract is to continue acquiring technical analytic and strategic support services in order to complete development and transaction assistance tasks that are necessary to enter into an executed Lease Agreement. The remaining support services that are needed will include the following:

1. Technical Transaction Support
 - a. Provide ongoing assistance to VA in reviewing and subsequent revisions to the development plan/lease exhibits provided by select developer.
 - b. Review of all financial documents; and
 - c. Review of legal transaction and documents (track issues and changes during the lease revision process, review for legal sufficiency, etc. as directed by the COR
2. Project Communication Activities
 - a. Participate in bi-weekly conference call with VA officials. Prepare monthly status reports including current project status, outstanding activities and deliverable, milestone dates, and issues.

The Cost Estimate for this procurement is not to exceed \$65,000 for the next two years.

4. Authority and Supporting Rationale:

IAW Title 10 USC 2304(c) (1), as implemented by FAR 6.302-1, only one responsible source and no other supplies or services will satisfy agency requirements.

The above justification for the sole source is also supported by the following:

1. ISI has been assisting with the Lincoln EUL negotiation process by providing financial and legal support services to the Office of Asset Enterprise Management since October 15, 2010 as a subcontractor to another vendor.
2. The general EUL support and deliverable typically provided by a consultant have been fulfilled, but due to unforeseen circumstances the process requires further financial and legal support to allow VA to conclude its negotiations. Changing EUL financial and legal support services by VA during this final negotiation process would be counterproductive and can be costly. ISI has the experience, knowledge, and performance to assist VA with the remaining specific tasks. ISI has displayed in-depth knowledge of similar financial and legal matters and has provided sound financial and legal assistance in services required to other federal agencies and community in general.

5. Best Value Determination:

OAEM has awarded over 50 EUL projects using various SDVOSB and ISI price is below the average that has been paid for the other projects. Further, by awarding to ISI, the Government will avoid duplication of cost in training and save time from the learning curve. Moreover, ISI labor rates are also listed in the GSA schedule.

6. Description of the market survey Conducted or statement of the reasons a market survey was not conducted:

This logical follow-on is relying on previous market research that was conducted for the Minneapolis EUL- Solicitation Number VA 101-14-Q-0102, titled: Technical, Analytical, and Transaction Services Support for Department of Veterans Affairs (VA) Enhanced-Use Lease Project in Minneapolis, Minnesota (posted in FedBizopps as a Service-Disabled Veteran-Owned Small Business set-a-side). It has been determined that conducting a competitive solicitation for these services would result in an interruption of services that are critical to the VA. ISI has a workforce in place and they are the only contractor that ensures the continued performance of the required services will happen without any delay.

7. Any other facts supporting the justification: N/A.

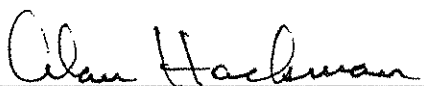
8. Actions to remove future barriers to competition:

Other similar contracts are currently being solicited as SDVOSB set aside, for example, Kerrville, Texas, Montrose, New York and Minneapolis, Minnesota.

9. Evidence that any supporting data that is the responsibility of technical or requirements personnel and which form a basis for the justification have been certified as complete and accurate by requirements personnel:

All technical and requirements certifications which form the basis for the justification have been certified as complete and accurate by technical personnel.

I certify that the facts and representations included in this justification meet the minimum needs and schedule requirements of the procurement and reflect the basis for other than full and open competition in a complete and accurate manner.



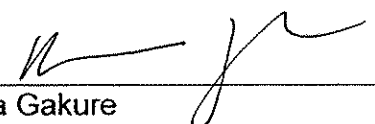
Alan Hackman
Portfolio Manager
Office of Asset Enterprise Management

5-14-14

Date

CONTRACTING OFFICER CERTIFICATION

I hereby certify that the anticipated cost to the government is fair and reasonable and that this justification is accurate and complete to the best of my knowledge and belief.



Maina Gakure
Contracting Officer

5/14/14
Date